Name and Address of New Owner:
James Castro
1411 Lewis Road, Unit B
Madison, TN 37115

Send Tax Statements To:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26020202

Map and Parcel: 051 10 0D 113.00

Karen Johnson Davidson County
Batch# 1397709 DEEDWARR
03/26/2026 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260326-0024121

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leilani Tomkinson and Jason Tomkinson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Castro, Unmarried Man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of Oakland Trace Condominiums, Section II, according to Master Deed of record in Book 7111, page 295 and amended in Book 7302, page 648, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in Common Areas/Elements appurtenant to said Units as set forth in said Master Deed, and more particularly described on plat in Book 7302, page 648, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Leilani Tomkinson and Jason Tomkinson, husband and wife by Warranty Deed filed for record on October 7, 2008 in Instrument Number 20081007-0101624, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1411 Lewis Road, Unit B, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 25th day of March, 2026.

Leilani Tomkinson

Jason Tomkinson

State of Tennessee

County of Davidson

Personally appeared before me, Leilani Tomkinson and Jason Tomkinson with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th of March, 2026.

Heather Lee

Notary Public
My Commission Expires: 1-21-29

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00.

Affiant Signature

Subscribed and sworn to before me, this 25th day of March, 2026.

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Heather Lee

Notary Public
My Commission Expires: 1-21-29

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/25/26 (date of document).

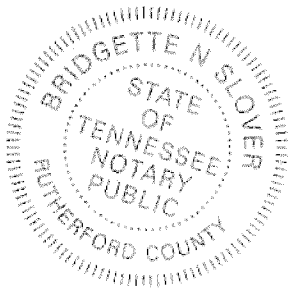
L Vaught
Affiant Signature

3/26/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of March, 2026.



Notary Signature

My Commission Expires: 01/21/2029